



*1806 E. Yesler Ave. Seattle Washington 98122*

## **EAST DUWAMISH GREENBELT OVERVIEW OF PROPERTY**

***List Natural Assets: (attributes that discourage offending and indicate clear control of property)***

### **OFF LEASH DOG AREA**

- Much of dog park is fairly open, visibility is okay during daylight in 60% of park

### **JOSE RIZAL PARK**

- People present in park during lunch hour to utilize the tables and benches.
- Some dog walkers use upper park area.
- Park appears clean. No trash apparent in bushes or play areas, or under shelters.

### **STREET END ATLANTIC, JUDKINS/12<sup>TH</sup> S.**

- Lots of natural surveillance from nearby condominium/apartments. Residents on western perimeter of buildings report having clear view of activity coming from the greenbelt onto private property.

### **STREET END MASSACHUSETTES/12<sup>TH</sup> S.**

- Seems like a fairly high traffic area, residents may see a lot of activity as they come and go from the rear of the apartments.

***List Natural Threats: (factors that encourage offending)***

### **OFF LEASH DOG AREA**

- Parts of the dog park are brush filled, about 40% of it offers no natural surveillance.

### **JOSE RIZAL PARK**

- No natural surveillance from any area overlooking the park. View into park from street level obscured by shrubs taller than 3'. Across the street are "blank" (windowless) walls in a parking garage, utility structure, small office with trees in front of windows.

- Dog off-leash area not fully visible from high ground entrance. If designated users are unable to see what is in the dog run, they are less likely to go in there. It becomes a space for other uses.
- Growth along west side of fence within park is too tall, obscuring the “safety” zone of visibility needed to reassure users.
- Small fence is a great handrail for those climbing to the park from downhill on the west. (Evidenced by a well worn path along west side of fence at certain points.)
- No signage on appropriate uses of park evident.

#### **STREET END ATLANTIC, JUDKINS/12<sup>TH</sup> S.**

- No signage on street end prohibiting entry or camping.
- Porous border on the Spinnaker Condominium Apartments.
- No signage prohibiting trespass on private property to north of street end.

#### **STREET END MASSACHUSETTES/12<sup>TH</sup> S.**

- No clear delineation between public property (street right-of-way) and private property (parking spots, access to buildings).

***What is the Definition of Space: (Do attributes of property indicate that space is public, semi-public, semi-private, private? Are actual uses commensurate with intended uses?)***

#### **JOSE RIZAL PARK**

Designated use is: Multi-purpose public space including dog offleash area, toddler play area, picnic area, public gathering amphitheatre.

Current Use: The park seems most well suited as a lunch/view park, although there is a sort of over-scale seating area meant as an amphitheatre and a play area for very young children. On each visit (3-4 various times of day) mostly I noticed people at the tables. I saw some people walking dogs in the amphitheatre and play areas, no children. Streetside, I observed people in cars picking up others, driving around block, dropping off riders. The riders then walked through the table area into the dogpark entrance.

I know the amphitheatre gets use for public meetings lately, which is great. Hopefully that occurs weekly, otherwise, it is a hidden area that may be under-utilized given the amount of space it takes. The large scale of the “seats” provide exactly “body-high” cover from the street. Monitoring the trash left in this area specifically will tell us whether it is being used for illicit purposes.

Resulting definition of space: Somewhat confused due to high level of “pass through” activity. It looks to be “owned” by users in greenbelt as much as designated users. Lots of illicit streetside activity also happens on immediate entrances to the park. The three designated use areas on upper level (tables, play area, amphitheatre) are close together and very close to any footpaths leading in and out of the greenbelt. Foot traffic from those not intending to use the play area or the amphitheatre is too close for comfortable use by designated users.

#### **STREET END ATLANTIC, JUDKINS/12<sup>TH</sup> S.**

Designated use is: parking and residential/private property access.

The current definition of space is: both purposes *plus* pass through property to encampments below. This promotes a conflict in use, and sense of territorial entitlement for those “passing through” whether it be on city/county property or private property.

Definition of Space: Transition between private and public space lost completely. No visible private designation on private land. Most private areas here completely porous, thus “owned” by whomever walks across them. When we visited the street end the first time, we walked unchallenged across the entire western perimeter of two large multi-housing properties.

#### **STREET END MASSACHUSETTES/12<sup>TH</sup> S.**

Designated use is: parking and residential/private property access.

The current definition of space is: both purposes *possibly also* pass through property to encampments below. There may be a conflict in use, and sense of territorial entitlement for those “passing through” whether it be on city/county property or private property.

Definition of Space: Transition between private and public space is confused. No visible signage denoting use. Most semi-private areas here overgrown and run down looking, so confusing as to whether semi-private or semi-public. When we visited the street end the first time, we walked unchallenged into the edge of private properties. The definition is confused.

## **CPTED SUGGESTIONS**

### ***Immediate:***

#### **ENTIRE GREENBELT PERIMETER**

- **Install vehicle barriers on each end of the road accessible only by service personnel and law enforcement w/B-111 keys.** One gate at I-90 access, one gate at Holgate below 11<sup>th</sup> Ave. S. Install each gate no less than 20' into access to provide safe off-street parking for service vehicle while they are unlocking gate. Install each gate no more than 30' into access area to inhibit people using the access as makeshift parking or meeting spot.
- **Remove any fencing that is not integral to the dog park containment.**
- **Sign at entrances and throughout the greenbelt the terms of use.** Make sure that signs all say the same thing, **remove old outdated signs** with inaccurate information.
- **Remove invasives along 30+ foot swath next to private property lines and greenbelt for complete visual access into greenbelt.**
- Assess plants in this perimeter area for slope stabilization vs. resident safety.
- Limb up trees which are currently used to gain entry to private property (even those near fences such as the Centerpointe Apartments.)

#### **DOG OFF LEASH AREA**

- Clear all brush that obscures clear view through the entire park.

#### **JOSE RIZAL PARK**

- Remove all fencing that does not define the dog park perimeter.
- Clear signage regarding use of greenbelt (trespass, hours of use, etc.)
- Clearly posted do's and don'ts at major use area (shelter, street)
- Shrubs on perimeter of all use areas pruned to no more than 3' tall, trees near use areas limbed up to a minimum of 6' high.
- Clear all obscuring vegetation between upper park and dog run.

**ALL STREET ENDS WEST OF 12<sup>TH</sup> AVE. S.**

- **Clear obscuring vegetation** from all borders—private property western border as well as public street ends.
- **Make access to private property clearly delineated.** Use a see-through fence of any height under 6' along western border of Spinnaker Condos. (This is more cost effective, and fencing any higher than 6' has as little ability to keep people out as a fence at 6'.)
- **Define clearly the entrances to private property.** Make sure there is a single entrance to the property on the street end side, and post signage at this entrance. Make the entrance attractive and special.
- **Sign private property** as such, and post no-trespass signs.
- **Organize all tenant groups to:** identify those who don't belong on private property and take appropriate steps including: asking trespassers to leave, calling 911, working with neighbors and association leaders to install appropriate hardware such as see-through fence, no-trespass signs, non-glare lighting.
- Sign public property with do's and don'ts including trespass and camping.
- Insist on a high level of image for both public and private areas. Maintain cleanliness, landscaping, repair broken fencing and lighting. Keep infrastructure well painted. A well-cared for environment sends a strong message that inappropriate uses will not be tolerated here.

## ***Long Term:***

### **DOG OFF LEASH AREA**

- Maintain the clear visibility into and throughout the park. Every part of this park needs to be visible by users before they enter it, and while they are down in it.

### **JOSE RIZAL PARK**

- Consider reassessing uses of toddler play area. Are there other areas nearby such as other parks, school playgrounds that are serving this population better? Is the play area getting weekend use from families picnicking? If there is not a high rate of use, reassign the space to attract more activity throughout the course of the day.
- Develop high use activity for positive use on western slope greenbelt that will work harmoniously with day use of park, dog walkers, nearby residents. Attracting long term positive user groups here will be the strongest long term strategy for the area.
- Maintain border shrubs at minimum of 3' (possibly less, given the history of activities here). Maintain all landscaping for maximum visibility corridors.
- Establish regular maintenance of greenbelt. Make greenbelt accessible to law enforcement without endangering themselves or others. Ongoing interdepartmental collaboration on this area will, over time, establish this area as one for legitimate use, not illicit and dangerous uses.

### **ALL STREET ENDS WEST OF 12<sup>TH</sup> AVE. S.**

- Install and maintain excellent signage. Follow-up on any conditions of signed use. (If people are trespassing, enforce the no-trespass often and consistently.)
- Monitor signed areas for compliance regularly.
- Maintain good contact with resident groups and property managers to be able to respond to any escalation in inappropriate uses of public street ends.
- Maintain high level of awareness among residents on street end of crime prevention skills. Have ongoing monthly check-ins on the activities around the property, and encourage residents to use their crime prevention skills early and often. This can be done at apartment or condo association meetings with 5-10 minutes of discussion.

*For further information on this service or other services provided by  
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